First Security Bank

Idaho Construction Report

Volume 37, Number 5

Dr. Kelly K. Matthews—Economist

May 1990

A surge in new nonresidential construction in May abruptly changed Idaho's 1990 industry statistical totals. Cumulative through May, commercial construction rose 27 percent compared with the 15-percent decline recorded during the first four months. The $28-million value in nonresidential permits in May was Idaho's largest monthly total since June 1989's $34 million. Accordingly, Idaho's construction industry is expected to achieve balanced growth in the second half of 1990, with significant gains continuing in both residential and nonresidential sectors.

The large May rise in commercial construction was centered in Boise City, Sandpoint and Ketchum. Nonresidential valuation in Boise totaled $15 million, a major jump from the $5 million cumulative achieved in the first four months of 1990 and also the largest since Boise's $18 million in June 1989. The $5.5-million commercial permit valuation in Sandpoint included the construction of a new high school. Nonresidential construction value in Ketchum in May was $2.3 million.

In contrast to a weakening national trend, new housing construction in Idaho strengthened in May. Nationwide, May housing starts dropped to an annual rate of 1.2 million, the lowest level since the recession month of October 1982. Idaho's single-family dwelling-unit permits in May reached 402, nearly equal to the 415 recorded in March and higher than any month in 1989.

A substantial proportion of new single-family residential construction in May occurred in four areas:

Area	# of D.U. Permits	% of State Total
Boise, Meridian, Ada Co.	148	37
Coeur d'Alene, Kootenai Co.	49	12
Caldwell, Nampa, Canyon Co.	47	12
Idaho Falls, Bonneville Co.	50	12

The May decline in Treasury bond yields from 9.15 to 8.4 percent has lowered residential term mortgage rates back near 10-1/8 percent, which should help sustain Idaho's strong residential building climate through the second half of 1990.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 56 major Idaho locations in May was $92,841,417, or 57.2 percent above May 1989. *NEW RESIDENTIAL CONSTRUCTION* for 623 new dwelling units totaled $47,766,250, an increase of 30.9 percent in number and an increase of 37.0 percent in value compared with a year ago. Included in the total residential permits were 402 single-family, 133 multi-family and 88 mobile-home permits. *NEW NONRESIDENTIAL CONSTRUCTION* valued at $28,089,716 was up 251.4 percent from last year, while *ALTERATIONS AND REPAIRS* totaling $16,985,451 were up 5.0 percent.

Building Permit Construction Summary

	May	% Chg	Five Months	% Chg
Total New Dwelling Units	623	+ 30.9	2,265	+ 54.9
Single-Family	402	+ 18.9	1,539	+ 48.0
Multi-Family	133	+224.4	418	+158.0
Mobile Homes	88	- 9.3	308	+ 18.5
Total Residential Value	$ 47,766,250	+ 37.0	$ 157,668,983	+ 49.8
Single-Family	38,637,151	+ 19.9	137,136,997	+ 42.9
Multi-Family	8,510,138	+410.3	18,409,410	+175.1
Mobile Homes	618,961	- 36.3	2,122,576	- 18.3
Nonresidential Value	28,089,716	+251.4	64,596,045	+ 26.7
Alterations & Repair Value	16,985,451	+ 5.0	80,026,311	+ 24.5
TOTAL CONSTRUCTION VALUE	$ 92,841,417	+ 57.2	$ 302,291,339	+ 37.1

IDAHO CONSTRUCTION REPORT

MAY 1990

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	1	4	$58,000	$0	$31,000	$89,000
Coeur d'Alene	15	55	915,620	477,968	323,247	1,716,835
Kootenai County Un	46	90	2,885,589	295,016	178,865	3,359,470
Craigmont	0	1	0	0	3,155	3,155
Grangeville	0	9	0	27,000	20,963	47,963
Lewiston	9	80	664,121	183,118	521,520	1,368,759
Nez Perce County Un	0	12	0	93,000	143,512	236,512
Moscow	10	45	915,047	1,200	197,985	1,114,232
Latah County Un	8	22	210,000	38,000	179,108	427,108
Orofino	1	7	24,000	0	14,464	38,464
Osburn	2	11	0	16,272	24,634	40,906
Sandpoint	7	16	139,896	5,500,000	16,575	5,656,471
St. Maries	2	24	83,878	56,297	55,257	195,432
Benewah County Un			REPORT NOT RECEIVED			0
TOTAL NORTHERN	101	376	$5,896,151	$6,687,871	$1,710,285	$14,294,307
Boise City	166	1,359	$10,773,072	$15,122,900	$6,449,464	$32,345,436
Meridian	22	44	1,628,935	0	138,240	1,767,175
Ada County Un	42	115	3,194,936	199,548	522,278	3,916,762
Caldwell	5	16	258,276	0	41,000	299,276
Canyon County Un	41	60	2,615,209	113,573	281,838	3,010,620
Nampa	18	58	1,109,301	643,955	303,395	2,056,651
Emmett	0	23	0	0	48,001	48,001
Gooding	0	2	0	0	51,880	51,880
Hailey	20	24	1,614,880	554,210	9,900	2,178,990
Ketchum	18	29	3,800,112	2,250,000	383,600	6,433,712
Sun Valley	17	24	4,144,000	0	528,500	4,672,500
Blaine County Un	20	27	4,312,000	0	273,000	4,585,000
Jerome	2	12	0	0	9,380	9,380
Mountain Home	1	21	62,350	0	293,869	356,219
Payette	0	3	0	0	660,349	660,349
Shoshone			NO NEW PERMITS			0
Twin Falls City	14	51	1,014,838	595,918	1,436,308	3,047,064
Twin Falls County Un	9	16	431,280	30,000	79,650	540,930
Weiser	1	11	30,000	0	28,388	58,388
TOTAL SOUTHWESTERN	396	1,895	$34,989,189	$19,510,104	$11,539,040	$66,038,333
Blackfoot	0	4	$0	$0	$30,878	$30,878
Bingham County Un	9	17	410,900	311,000	182,500	904,400
Idaho Falls	41	90	2,981,970	219,335	810,575	4,011,880
Ammon			NO NEW PERMITS			0
Bonneville County Un	26	50	1,317,652	244,636	133,892	1,696,180
Rexburg	2	6	106,200	125,000	12,310	243,510
Rigby	0	1	0	0	2,300	2,300
Jefferson County Un	14	33	671,284	260,850	75,200	1,007,334
Salmon	6	10	98,800	13,500	21,000	133,300
Lemhi County Un	7	19	195,690	19,500	33,425	248,615
St. Anthony	1	5	10,000	0	14,300	24,300
TOTAL EASTERN	106	235	$5,792,496	$1,193,821	$1,316,380	$8,302,697
American Falls	1	5	$5,000	$12,500	$52,000	$69,500
Power County Un	2	6	28,800	2,500	6,400	37,700
Burley	1	7	125,000	130,000	21,000	276,000
Chubbuck	0	1	0	0	500	500
Montpelier	0	9	0	3,500	3,025	6,525
Pocatello	5	52	426,500	7,000	1,736,537	2,170,037
Bannock County Un	1	11	96,000	0	125,232	221,232
Preston	0	1	0	0	15,000	15,000
Franklin County Un	2	2	100,000	0	0	100,000
Rupert	0	10	0	0	189,116	189,116
Minidoka County Un	6	18	198,114	542,420	269,736	1,010,270
Soda Springs	2	3	109,000	0	1,200	110,200
TOTAL SOUTHEASTERN	20	125	$1,088,414	$697,920	$2,419,746	$4,206,080
TOTAL 58 LOCATIONS	623	2,631	$47,766,250	$28,089,716	$16,985,451	$92,841,417

*Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT

FIVE MONTHS CUMULATIVE 1990

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	1	9	$58,000	$0	$52,500	$110,500
Coeur d'Alene	49	210	3,486,453	4,620,894	1,422,658	9,530,005
Kootenai County Un	127	273	7,315,581	2,503,430	1,017,967	10,836,978
Craigmont	0	5	0	500	10,155	10,655
Grangeville	33	29	1,298,738	27,879	92,053	1,418,670
Lewiston	28	463	2,152,717	1,462,778	1,822,746	5,438,241
Nez Perce County Un	7	55	475,410	2,611,127	483,113	3,569,650
Moscow	16	137	1,361,547	1,200	1,075,863	2,438,610
Latah County Un	16	64	507,161	38,000	612,371	1,157,532
Orofino	2	43	101,000	35,000	138,289	274,289
Osburn	2	15	0	46,272	35,165	81,437
Sandpoint	14	52	534,696	5,500,000	218,477	6,253,173
St. Maries	2	72	83,878	86,191	330,544	500,613
Benewah County Un	0	8	0	6,030	66,100	72,130
TOTAL NORTHERN	297	1,435	$17,375,181	$16,939,301	$7,378,001	$41,692,483
Boise City	665	5,806	$43,037,952	$19,722,749	$46,264,760	$109,025,461
Meridian	104	181	6,785,006	712,950	657,940	8,155,896
Ada County Un	176	448	13,519,883	3,119,418	1,812,470	18,451,771
Caldwell	55	68	1,420,422	759,822	542,742	2,722,986
Canyon County Un	140	226	7,822,840	1,927,325	738,962	10,489,127
Nampa	63	228	3,616,372	1,918,221	1,384,948	6,919,541
Emmett	5	105	298,891	0	512,883	811,774
Gooding	0	7	0	15,300	79,656	94,956
Hailey	78	82	5,507,240	775,805	331,105	6,614,150
Ketchum	34	66	7,795,704	2,496,000	1,395,800	11,687,504
Sun Valley	31	61	8,800,000	0	1,092,000	9,892,000
Blaine County Un	56	84	10,713,491	0	1,548,300	12,261,791
Jerome	4	24	12,000	0	40,582	52,582
Mountain Home	17	79	787,784	12,000	431,464	1,231,248
Payette	4	11	72,000	4,300	678,849	755,149
Shoshone	0	5	0	6,700	104,000	110,700
Twin Falls City	45	171	3,487,646	1,179,416	2,502,760	7,169,822
Twin Falls County Un	49	37	903,515	53,824	138,532	1,095,871
Weiser	3	37	63,000	47,000	137,905	247,905
TOTAL SOUTHWESTERN	1,529	7,726	$114,643,746	$32,750,830	$60,395,658	$207,790,234
Blackfoot	1	25	$114,000	$232,200	$96,978	$443,178
Bingham County Un	43	78	1,854,350	762,600	833,615	3,450,565
Idaho Falls	161	351	11,936,150	4,145,196	2,751,835	18,833,181
Ammon	3	13	299,613	0	43,320	342,933
Bonneville County Un	66	138	3,239,946	1,449,015	457,090	5,146,051
Rexburg	4	19	210,200	725,000	115,240	1,050,440
Rigby	1	6	70,000	750	7,900	78,650
Jefferson County Un	42	98	1,523,123	4,013,950	936,400	6,473,473
Salmon	6	29	98,800	21,500	147,100	267,400
Lemhi County Un	19	43	973,690	19,500	111,425	1,104,615
St. Anthony	1	5	10,000	0	14,300	24,300
TOTAL EASTERN	347	805	$20,329,872	$11,369,711	$5,515,203	$37,214,786
American Falls	3	22	$181,000	$14,000	$833,480	$1,028,480
Power County Un	3	16	68,800	399,200	13,900	481,900
Burley	4	18	319,000	224,000	50,600	593,600
Chubbuck	5	16	263,000	0	206,680	469,680
Montpelier	0	19	0	23,500	8,125	31,625
Pocatello	42	193	2,994,400	109,000	4,524,984	7,628,384
Bannock County Un	8	30	550,236	43,000	338,714	931,950
Preston	1	7	110,000	690,954	24,000	824,954
Franklin County Un	4	5	190,000	0	10,000	200,000
Rupert	4	34	82,380	392,723	297,793	772,896
Minidoka County Un	15	54	407,368	1,609,826	402,468	2,419,662
Soda Springs	3	18	154,000	30,000	26,705	210,705
TOTAL SOUTHEASTERN	92	432	$5,320,184	$3,536,203	$6,737,449	$15,593,836
TOTAL 56 LOCATIONS	2,265	10,398	$157,668,983	$64,596,045	$80,026,311	$302,291,339

*Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS — MAY 1989

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	2	$0	$0	$4,960	$4,960
Coeur d'Alene	15	60	959,073	178,600	878,926	2,016,599
Kootenai County Un	47	113	1,971,996	427,370	490,419	2,889,785
Craigmont	0	1	0	5,800	0	5,800
Grangeville	0	9	0	64,193	22,025	86,218
Lewiston	5	102	342,929	235,323	389,744	967,996
Nez Perce Co Un	0	10	0	0	617,439	617,439
Moscow	0	23	0	0	128,963	128,963
Latah County Un	5	14	177,636	22,700	25,665	226,001
Orofino	0	10	0	0	17,795	17,795
Osburn	0	2	0	0	5,856	5,856
Sandpoint	3	10	215,600	225,000	11,184	451,784
St. Maries	1	11	6,000	0	76,131	82,131
Benewah County Un	8	22	184,311	114,645	33,462	332,418
TOTAL NORTHERN	84	389	$3,857,545	$1,273,631	$2,702,569	$7,833,745
Boise City	102	1,117	$7,402,460	$2,361,600	$5,446,605	$15,210,665
Meridian	15	37	828,842	153,600	310,307	1,292,749
Ada County Un	48	123	2,905,721	1,192,590	338,192	4,436,503
Caldwell	5	20	207,356	0	88,800	296,156
Canyon County Un	26	44	848,049	2,496	494,880	1,345,425
Nampa	9	41	544,787	15,000	688,567	1,248,354
Emmett	3	38	195,125	0	218,045	413,170
Gooding	0	3	0	14,500	6,400	20,900
Hailey	8	18	781,510	0	55,450	836,960
Ketchum	12	25	2,715,375	200,000	245,011	3,160,386
Sun Valley	3	46	2,125,000	0	794,400	2,919,400
Blaine County Un	23	41	6,260,500	0	535,362	6,795,862
Jerome	1	6	10,000	0	15,212	25,212
Mountain Home	5	25	274,826	51,680	441,270	767,776
Payette	1	4	18,000	500	6,000	24,500
Shoshone	0	2	0	0	2,000	2,000
Twin Falls City	11	43	840,252	1,137,199	864,583	2,842,034
Twin Falls Co Un	8	13	205,140	0	62,499	267,639
Weiser	1	8	11,500	69,729	30,200	111,429
TOTAL SOUTHWESTERN	281	1,654	$26,174,443	$5,198,894	$10,643,783	$42,017,120
Blackfoot	2	5	$66,000	$135,000	$18,500	$219,500
Bingham County Un	8	16	272,500	175,000	57,000	504,500
Idaho Falls	29	87	1,392,920	445,558	1,360,847	3,199,325
Ammon	3	7	246,036	12,543	66,798	325,377
Bonneville Co Un	23	44	991,078	232,500	258,900	1,482,478
Rexburg	6	7	401,000	0	6,000	407,000
Rigby	0	6	0	0	32,750	32,750
Jefferson Co Un	8	36	181,970	289,716	114,785	586,471
Salmon	1	6	76,000	0	12,000	88,000
Lemhi County Un	5	12	200,700	0	30,000	230,700
St. Anthony	1	4	8,000	500	1,000	9,500
TOTAL EASTERN	86	230	$3,836,204	$1,290,817	$1,958,580	$7,085,601
American Falls	2	7	$13,600	$0	$1,600	$15,200
Power County Un	0	3	0	33,000	6,000	39,000
Burley	0	2	0	0	50,500	50,500
Chubbuck	4	12	222,126	38,000	46,600	306,726
Montpelier	0	18	0	0	28,092	28,092
Pocatello	3	64	318,000	9,300	625,373	952,673
Bannock County Un	7	11	286,789	145,000	31,800	463,589
Preston	2	3	99,000	0	3,500	102,500
Franklin County Un			NO PERMITS ISSUED			0
Rupert	1	10	4,000	3,456	40,750	48,206
Minidoka County Un	4	8	28,750	1,500	16,948	47,198
Soda Springs	2	10	35,000	350	21,367	56,717
TOTAL SOUTHEASTERN	25	148	$1,007,265	$230,606	$872,530	$2,110,401
TOTAL 56 LOCATIONS	476	2,421	$34,875,457	$7,993,948	$16,177,462	$59,046,867

Compiled by First Security Bank of Idaho N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS FIVE MONTHS CUMULATIVE 1989

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	9	$0	$0	$19,360	$19,360
Coeur d'Alene	42	190	3,370,891	2,467,798	1,967,177	7,805,866
Kootenai County Un	89	294	3,662,262	1,280,945	1,798,348	6,741,555
Craigmont	0	2	0	5,800	7,500	13,300
Grangeville	0	28	0	144,755	106,260	251,015
Lewiston	32	422	2,118,161	2,877,494	2,212,504	7,208,159
Nez Perce Co Un	11	46	517,841	0	901,056	1,418,897
Moscow	4	80	293,000	353,000	336,241	982,241
Latah County Un	11	37	352,636	53,283	106,365	512,284
Orofino	1	37	24,000	0	74,795	98,795
Osburn	0	13	0	14,613	45,868	60,481
Sandpoint	58	35	1,487,600	230,000	136,084	1,853,684
St. Maries	1	33	6,000	0	222,157	228,157
Benewah County Un	15	41	423,835	649,645	95,649	1,169,129
TOTAL NORTHERN	264	1,267	$12,256,226	$8,077,333	$8,029,364	$28,362,923
Boise City	381	4,600	$27,617,536	$16,533,921	$31,501,416	$75,652,873
Meridian	62	120	3,529,391	1,793,600	416,378	5,739,369
Ada County Un	186	413	11,948,370	2,704,499	1,889,290	16,542,159
Caldwell	18	73	774,925	213,000	304,087	1,292,012
Canyon County Un	82	146	3,466,051	2,114,168	3,666,996	9,247,215
Nampa	34	172	1,873,220	3,385,582	1,379,450	6,638,252
Emmett	3	100	195,125	42,000	390,773	627,898
Gooding	0	7	0	19,630	19,400	39,030
Hailey	10	37	1,048,510	539,110	131,950	1,719,570
Ketchum	26	72	7,095,685	3,627,160	2,106,862	12,829,707
Sun Valley	12	77	5,815,000	0	1,182,350	6,997,350
Blaine County Un	50	77	12,986,500	0	1,018,362	14,004,862
Jerome	3	31	108,772	0	85,586	194,358
Mountain Home	18	83	996,303	408,929	677,289	2,082,521
Payette	2	11	50,000	10,500	35,100	95,600
Shoshone	0	7	0	0	7,500	7,500
Twin Falls City	14	112	1,165,483	3,331,368	1,574,061	6,070,912
Twin Falls Co Un	14	33	496,832	262,000	178,283	937,115
Weiser	5	38	94,000	369,729	139,403	603,132
TOTAL SOUTHWESTERN	920	6,209	$79,261,703	$35,355,196	$46,704,536	$161,321,435
Blackfoot	5	22	$206,000	$697,670	$57,500	$961,170
Bingham County Un	33	57	1,159,400	625,000	132,000	1,916,400
Idaho Falls	75	228	5,284,525	2,557,370	2,317,976	10,159,871
Ammon	5	20	383,662	27,543	115,766	526,971
Bonneville Co Un	49	113	1,899,478	520,575	850,200	3,270,253
Rexburg	8	20	507,500	400,000	171,500	1,079,000
Rigby	1	13	4,000	0	60,850	64,850
Jefferson Co Un	27	96	722,670	538,009	157,385	1,418,064
Salmon	1	13	76,000	0	30,700	106,700
Lemhi County Un	8	26	352,700	5,000	81,433	439,133
St. Anthony	1	12	8,000	6,500	32,300	46,800
TOTAL EASTERN	213	620	$10,603,935	$5,377,667	$4,007,610	$19,989,212
American Falls	5	22	$87,600	$301,500	$10,400	$399,500
Power County Un	0	11	0	107,500	10,000	117,500
Burley	0	8	0	183,000	83,500	266,500
Chubbuck	11	24	600,787	38,000	101,100	739,887
Montpelier	0	27	0	30,000	44,267	74,267
Pocatello	19	174	1,465,500	830,300	4,248,603	6,544,403
Bannock County Un	11	27	590,945	181,803	79,350	852,098
Preston	3	8	174,000	18,000	20,300	212,300
Franklin County Un	0	0	0	0	0	0
Rupert	4	37	24,000	45,388	743,752	813,140
Minidoka County Un	10	30	126,250	417,926	177,621	721,797
Soda Springs	2	18	35,000	33,350	31,367	99,717
TOTAL SOUTHEASTERN	65	386	$3,104,082	$2,186,767	$5,550,260	$10,841,109
TOTAL 56 LOCATIONS	1,462	8,482	$105,225,946	$50,996,963	$64,291,770	$220,514,679

Compiled by First Security Bank of Idaho N.A.

NEW RESIDENTIAL UNITS

MAY 1990

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	1	$58,000	0	$0	0	$0
Coeur d'Alene	15	915,620	0	0	0	0
Kootenai County Un	34	2,885,589	0	0	12	0
Craigmont			NO NEW	RESIDENTIAL		
Grangeville			NO NEW	RESIDENTIAL		
Lewiston	6	494,843	3	169,278	0	0
Nez Perce Co Un			NO NEW	RESIDENTIAL		
Moscow	8	801,573	2	113,474	0	0
Latah County Un	1	210,000	0	0	7	0
Orofino	0	0	0	0	1	24,000
Osburn	0	0	0	0	2	0
Sandpoint	3	139,896	0	0	4	0
St. Maries	1	77,878	0	0	1	6,000
Benewah County Un			REPORT	NOT RECEIVED		
TOTAL NORTHERN	69	$5,583,399	5	$282,752	27	$30,000
Boise City	91	8,723,005	75	2,050,067	0	0
Meridian	20	1,615,685	0	0	2	13,250
Ada County Un	37	3,193,436	0	0	5	1,500
Caldwell	5	258,276	0	0	0	0
Canyon County Un	26	2,418,509	0	0	15	196,700
Nampa	16	1,013,417	2	95,884	0	0
Emmett			NO NEW	RESIDENTIAL		
Gooding			NO NEW	RESIDENTIAL		
Hailey	10	1,092,585	10	522,295	0	0
Ketchum	8	2,085,112	10	1,715,000	0	0
Sun Valley	3	1,190,000	14	2,954,000	0	0
Blaine County Un	20	4,312,000	0	0	0	0
Jerome	0	0	0	0	2	0
Mountain Home	1	62,350	0	0	0	0
Payette			NO NEW	RESIDENTIAL		
Shoshone			NO NEW	RESIDENTIAL		
Twin Falls City	13	1,014,118	0	0	1	720
Twin Falls County Un	6	431,280	0	0	3	0
Weiser	0	0	0	0	1	30,000
TOTAL SOUTHWESTERN	256	$27,409,773	111	$7,337,246	29	$242,170
Blackfoot			NO NEW	RESIDENTIAL		
Bingham County Un	5	362,000	0	0	4	48,900
Idaho Falls	28	2,190,630	13	791,340	0	0
Ammon			NO NEW	RESIDENTIAL		
Bonneville County Un	22	1,280,435	0	0	4	37,217
Rexburg	2	106,200	0	0	0	0
Rigby			NO NEW	RESIDENTIAL		
Jefferson County Un	4	545,000	0	0	10	126,284
Salmon	0	0	4	98,800	2	0
Lemhi County Un	3	175,000	0	0	4	20,690
St. Anthony	0	0	0	0	1	10,000
TOTAL EASTERN	64	$4,659,265	17	$890,140	25	$243,091
American Falls	0	0	0	0	1	5,000
Power County Un	0	0	0	0	2	28,800
Burley	1	125,000	0	0	0	0
Chubbuck			NO NEW	RESIDENTIAL		
Montpelier			NO NEW	RESIDENTIAL		
Pocatello	5	426,500	0	0	0	0
Bannock County Un	1	96,000	0	0	0	0
Preston			NO NEW	RESIDENTIAL		
Franklin County Un	2	100,000	0	0	0	0
Rupert			NO NEW	RESIDENTIAL		
Minidoka County Un	2	128,214	0	0	4	69,900
Soda Springs	2	109,000	0	0	0	0
TOTAL SOUTHEASTERN	13	$984,714	0	$0	7	$103,700
TOTAL 56 LOCATIONS	402	$38,637,151	133	$8,510,138	88	$618,961

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS

FIVE MONTHS 1990

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	1	$58,000	0	$0	0	$0
Coeur d'Alene	49	3,486,453	0	0	0	0
Kootenai County Un	85	7,072,393	4	243,188	38	0
Craigmont	0	0	0	0	0	0
Grangeville	1	75,406	32	1,223,332	0	0
Lewiston	21	1,762,985	5	330,732	2	59,000
Nez Perce Co Un	7	475,410	0	0	0	0
Moscow	14	1,248,075	2	113,474	0	0
Latah County Un	5	504,661	0	0	11	2,500
Orofino	1	77,000	0	0	1	24,000
Osburn	0	0	0	0	2	0
Sandpoint	10	534,696	0	0	4	0
St. Maries	1	77,878	0	0	1	6,000
Benewah County Un	0	0	0	0	0	0
TOTAL NORTHERN	195	$15,372,955	43	$1,910,726	59	$91,500
Boise City	432	$36,478,479	233	$6,559,473	0	$0
Meridian	81	6,382,683	6	157,248	17	245,075
Ada County Un	153	13,512,983	0	0	23	6,900
Caldwell	18	861,138	32	559,284	5	0
Canyon County Un	87	7,240,864	0	0	53	581,976
Nampa	58	3,513,988	2	95,884	3	6,500
Emmett	5	298,891	0	0	0	0
Gooding	0	0	0	0	0	0
Hailey	46	4,147,805	32	1,359,435	0	0
Ketchum	19	5,244,704	15	2,551,000	0	0
Sun Valley	17	5,846,000	14	2,954,000	0	0
Blaine County Un	56	10,713,491	0	0	0	0
Jerome	0	0	0	0	4	12,000
Mountain Home	16	787,784	0	0	1	0
Payette	0	0	0	0	4	72,000
Shoshone	0	0	0	0	0	0
Twin Falls City	41	3,483,206	0	0	4	4,440
Twin Falls County Un	12	903,515	0	0	37	0
Weiser	0	0	0	0	3	63,000
TOTAL SOUTHWESTERN	1,041	$99,415,531	334	$14,236,324	154	$991,891
Blackfoot	0	$0	1	$114,000	0	$0
Bingham County Un	21	1,483,800	0	0	22	370,550
Idaho Falls	124	9,866,590	36	2,049,560	1	20,000
Ammon	3	299,613	0	0	0	0
Bonneville County Un	47	3,101,010	0	0	19	138,936
Rexburg	4	210,200	0	0	0	0
Rigby	1	70,000	0	0	0	0
Jefferson County Un	15	1,243,000	0	0	27	280,123
Salmon	0	0	4	98,800	2	0
Lemhi County Un	14	953,000	0	0	5	20,690
St. Anthony	0	0	0	0	1	10,000
TOTAL EASTERN	229	$17,227,213	41	$2,262,360	77	$840,299
American Falls	2	$176,000	0	$0	1	$5,000
Power County Un	1	40,000	0	0	2	28,800
Burley	4	319,000	0	0	0	0
Chubbuck	5	263,000	0	0	0	0
Montpelier	0	0	0	0	0	0
Pocatello	42	2,994,400	0	0	0	0
Bannock County Un	7	546,836	0	0	1	3,400
Preston	1	110,000	0	0	0	0
Franklin County Un	4	190,000	0	0	0	0
Rupert	1	55,880	0	0	3	26,500
Minidoka County Un	4	272,182	0	0	11	135,186
Soda Springs	3	154,000	0	0	0	0
TOTAL SOUTHEASTERN	74	$5,121,298	0	$0	18	$198,886
TOTAL 56 LOCATIONS	1,539	$137,136,997	418	$18,409,410	308	$2,122,576

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS - 56 MAJOR LOCATIONS — MAY 1989

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry			NO NEW RESIDENTIAL			
Coeur d'Alene	13	878,179	1	80,394	1	500
Kootenai County Un	30	1,703,820	6	268,176	11	0
Craigmont			NO NEW RESIDENTIAL			
Grangeville			NO NEW RESIDENTIAL			
Lewiston	2	147,929	2	160,000	1	35,000
Nez Perce Co Un			NO NEW RESIDENTIAL			
Moscow			NO NEW RESIDENTIAL			
Latah County Un	2	177,636	0	0	3	0
Orofino			NO NEW RESIDENTIAL			
Osburn			NO NEW RESIDENTIAL			
Sandpoint	2	215,000	0	0	1	600
St. Maries	0	0	0	0	1	6,000
Benewah County Un	2	113,311	0	0	6	71,000
TOTAL NORTHERN	51	$3,235,875	9	$508,570	24	$113,100
Boise City	90	6,975,740	12	426,720	0	0
Meridian	13	801,842	0	0	2	27,000
Ada County Un	39	2,903,021	0	0	9	2,700
Caldwell	3	130,856	0	0	2	76,500
Canyon County Un	14	725,249	0	0	12	122,800
Nampa	9	544,787	0	0	0	0
Emmett	3	195,125	0	0	0	0
Gooding			NO NEW RESIDENTIAL			
Hailey	8	781,510	0	0	0	0
Ketchum	8	2,548,075	4	167,300	0	0
Sun Valley	3	2,125,000	0	0	0	0
Blaine County Un	23	6,260,500	0	0	0	0
Jerome	0	0	0	0	1	10,000
Mountain Home	5	274,826	0	0	0	0
Payette	0	0	0	0	1	18,000
Shoshone			NO NEW RESIDENTIAL			
Twin Falls City	7	662,093	2	140,441	2	37,718
Twin Falls Co Un	1	65,140	0	0	7	140,000
Weiser	0	0	0	0	1	11,500
TOTAL SOUTHWESTERN	226	$24,993,764	18	$734,461	37	$446,218
Blackfoot	1	66,000	0	0	1	0
Bingham County Un	5	238,500	0	0	3	34,000
Idaho Falls	12	943,760	14	424,660	3	24,500
Ammon	3	246,036	0	0	0	0
Bonneville Co Un	12	826,000	0	0	11	165,078
Rexburg	6	401,000	0	0	0	0
Rigby			NO NEW RESIDENTIAL			
Jefferson Co Un	1	70,000	0	0	7	111,970
Salmon	1	76,000	0	0	0	0
Lemhi County Un	5	200,700	0	0	0	0
St. Anthony	0	0	0	0	1	8,000
TOTAL EASTERN	46	$3,067,996	14	$424,660	26	$343,548
American Falls	0	0	0	0	2	13,600
Power County Un			NO NEW RESIDENTIAL			
Burley			NO NEW RESIDENTIAL			
Chubbuck	4	222,126	0	0	0	0
Montpelier			NO NEW RESIDENTIAL			
Pocatello	3	318,000	0	0	0	0
Bannock County Un	5	278,089	0	0	2	8,700
Preston	2	99,000	0	0	0	0
Franklin County Un			NO NEW RESIDENTIAL			
Rupert	0	0	0	0	1	4,000
Minidoka County Un	0	0	0	0	4	28,750
Soda Springs	1	21,500	0	0	1	13,500
TOTAL SOUTHEASTERN	15	$938,715	0	$0	10	$68,550
TOTAL 56 LOCATIONS	338	$32,236,350	41	$1,667,691	97	$971,416

Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS - 56 MAJOR LOCATIONS FIVE MONTHS CUMULATIVE 1989

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	0	$0	0	$0	0	$0
Coeur d'Alene	36	2,242,638	5	1,127,753	1	500
Kootenai County Un	53	3,394,086	6	268,176	30	0
Craigmont	0	0	0	0	0	0
Grangeville	0	0	0	0	0	0
Lewiston	19	1,339,446	4	464,315	9	314,400
Nez Perce Co Un	6	417,841	0	0	5	100,000
Moscow	4	293,000	0	0	0	0
Latah County Un	3	352,636	0	0	8	0
Orofino	0	0	0	0	1	24,000
Osburn	0	0	0	0	0	0
Sandpoint	2	215,000	55	1,272,000	1	600
St. Maries	0	0	0	0	1	6,000
Benewah County Un	4	310,335	0	0	11	113,500
TOTAL NORTHERN	127	$8,564,982	70	$3,132,244	67	$559,000
Boise City	326	$25,923,956	55	$1,693,580	0	$0
Meridian	51	3,289,471	3	131,520	8	108,400
Ada County Un	144	11,528,030	6	405,440	36	14,900
Caldwell	14	698,425	0	0	4	76,500
Canyon County Un	53	3,221,576	0	0	29	244,475
Nampa	32	1,827,094	2	46,126	0	0
Emmett	3	195,125	0	0	0	0
Gooding	0	0	0	0	0	0
Hailey	10	1,048,510	0	0	0	0
Ketchum	20	6,478,385	6	617,300	0	0
Sun Valley	12	5,815,000	0	0	0	0
Blaine County Un	50	12,986,500	0	0	0	0
Jerome	2	98,772	0	0	1	10,000
Mountain Home	15	914,733	2	81,570	1	0
Payette	1	32,000	0	0	1	18,000
Shoshone	0	0	0	0	0	0
Twin Falls City	10	987,324	2	140,441	2	37,718
Twin Falls Co Un	3	276,832	0	0	11	220,000
Weiser	1	58,000	2	19,500	2	16,500
TOTAL SOUTHWESTERN	747	$75,379,733	78	$3,135,477	95	$746,493
Blackfoot	4	$206,000	0	$0	1	$0
Bingham County Un	13	896,500	0	0	20	262,900
Idaho Falls	55	4,806,365	14	424,660	6	53,500
Ammon	5	383,662	0	0	0	0
Bonneville Co Un	17	1,420,000	0	0	32	479,478
Rexburg	8	507,500	0	0	0	0
Rigby	0	0	0	0	1	4,000
Jefferson Co Un	10	461,000	0	0	17	261,670
Salmon	1	76,000	0	0	0	0
Lemhi County Un	8	352,700	0	0	0	0
St. Anthony	0	0	0	0	1	8,000
TOTAL EASTERN	121	$9,109,727	14	$424,660	78	$1,069,548
American Falls	2	$36,000	0	$0	3	$51,600
Power County Un	0	0	0	0	0	0
Burley	0	0	0	0	0	0
Chubbuck	11	600,787	0	0	0	0
Montpelier	0	0	0	0	0	0
Pocatello	19	1,465,500	0	0	0	0
Bannock County Un	9	582,245	0	0	2	8,700
Preston	3	174,000	0	0	0	0
Franklin County Un	0	0	0	0	0	0
Rupert	0	0	0	0	4	24,000
Minidoka County Un	0	0	0	0	10	126,250
Soda Springs	1	21,500	0	0	1	13,500
TOTAL SOUTHEASTERN	45	$2,880,032	0	$0	20	$224,050
TOTAL 56 LOCATIONS	1,040	$95,934,474	162	$6,692,381	260	$2,599,091

Compiled by First Security Bank of Idaho, N.A.